

# ITEM # 8.3

Priority Areas for City-Initiated Rezoning  
to the MH Middle Housing Zoning District



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# FUTURE LAND USE, ZONING & USES

→ **Future Land Use** serves as a guide for how areas of the City may develop in the *future*, as specified in the Comprehensive Plan

→ **Zoning** regulates how a specific property can be developed and used *today*, as specified in the Zoning Map and UDO

→ **Use** is the actual use of a property, i.e. “how it is being *used today*”

→ **Mixed Residential Future Land Use** is appropriate for a mix of moderate density residential development, residential infill, or redevelopment

→ **Middle Housing Zoning** allows a variety of housing options by-right

→ **Uses** include single-family, duplexes, split-lot duplexes, townhouses, courtyard houses, small and medium multiplexes, shared housing, and live-work units

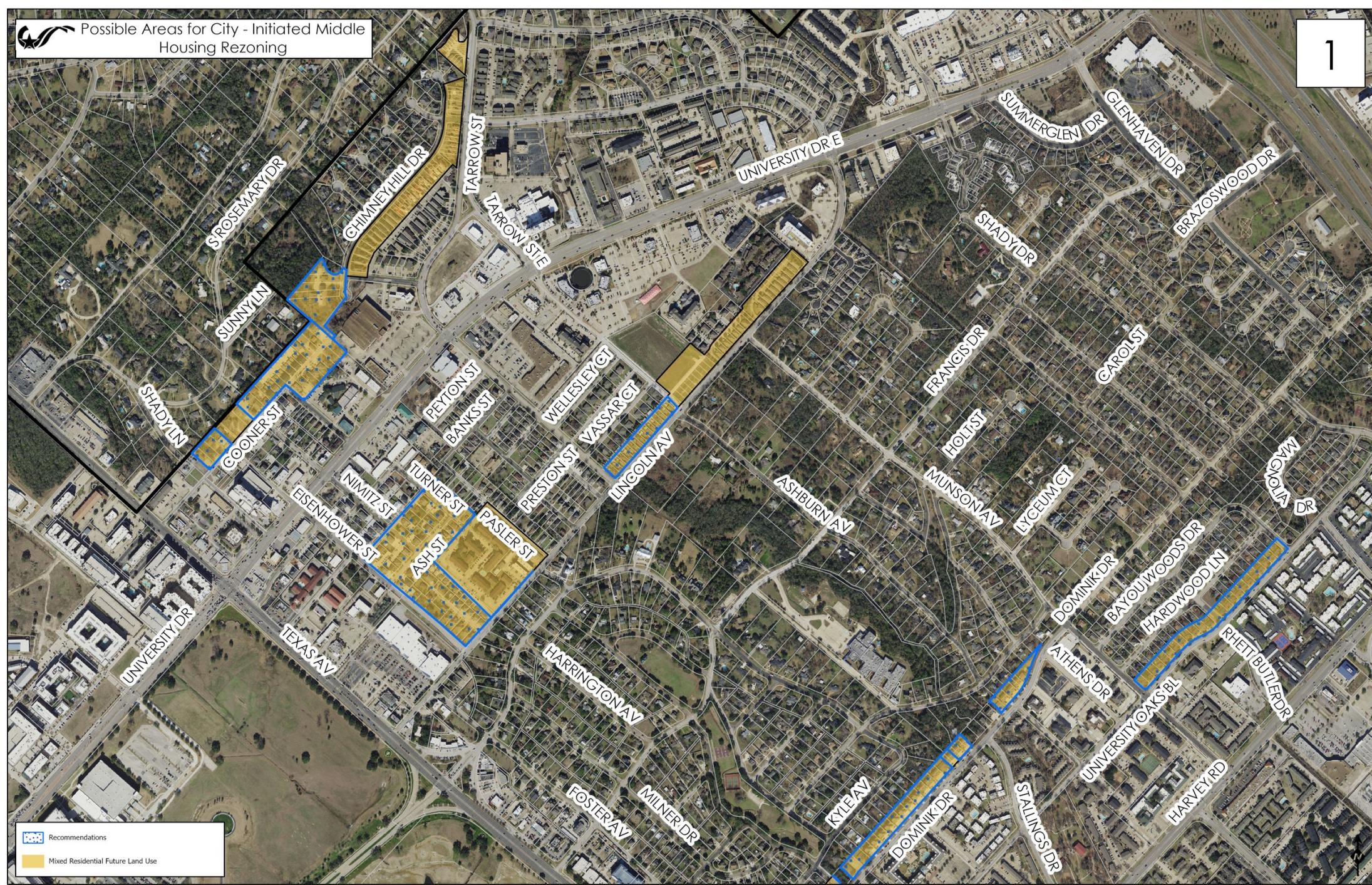


# WORKING GROUP & METHODOLOGY

- 7-member Working Group
  - 3 neighborhood representatives, 3 development community representatives, and 1 TAMU representative
- Met from Nov. 2022 – Feb. 2023
- General Methodology:
  - Areas classified as Mixed Residential Future Land Use
  - Eliminate properties currently zoned for multi-family
  - Eliminate properties currently zoned Planned Development District (PDD)
  - General group consensus through discussion
  - Classified areas as recommended to move forward at this time, and those that need further consideration

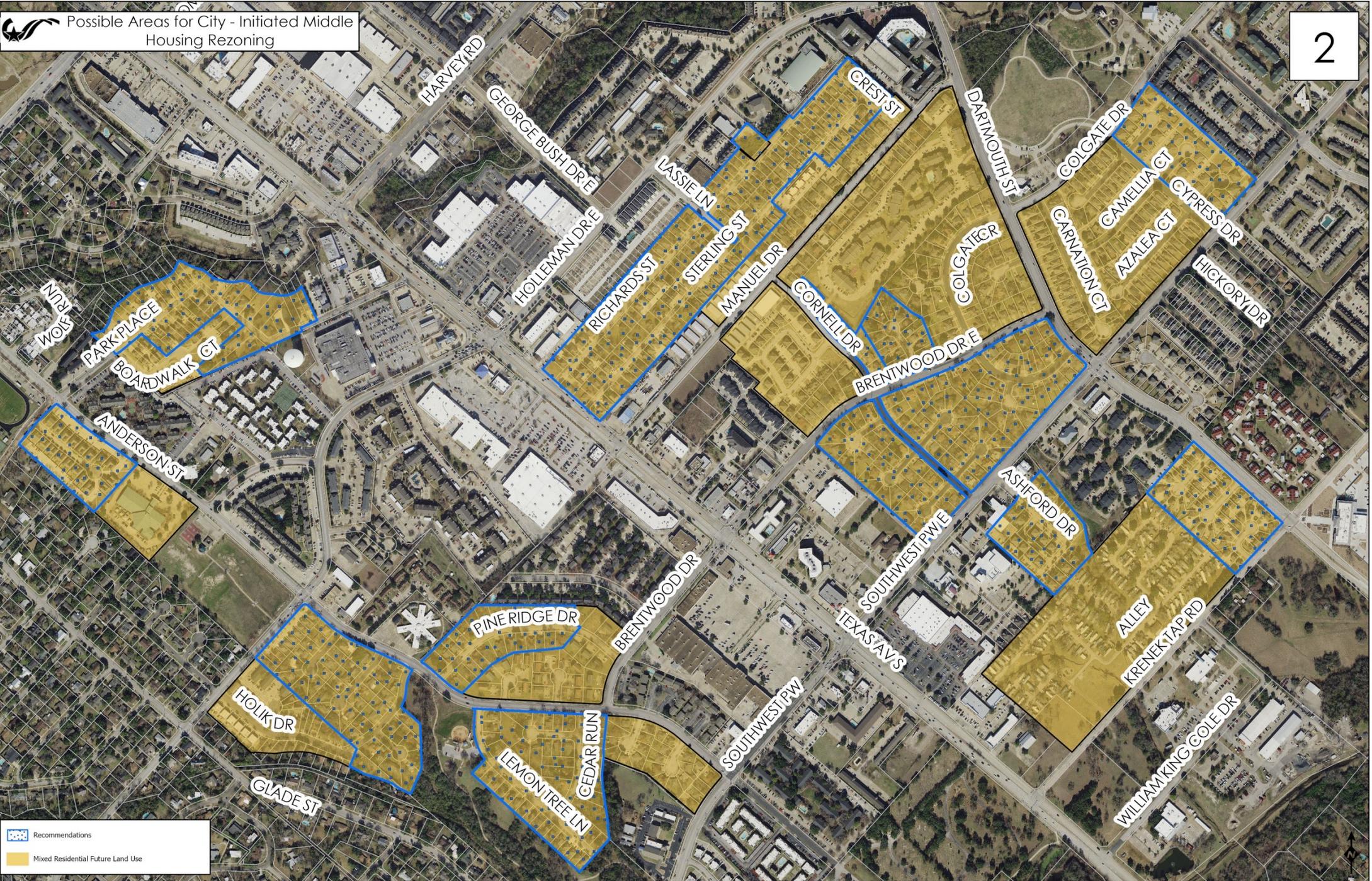
# MAP 1

ANY AREAS OF CONCERN?



# MAP 2

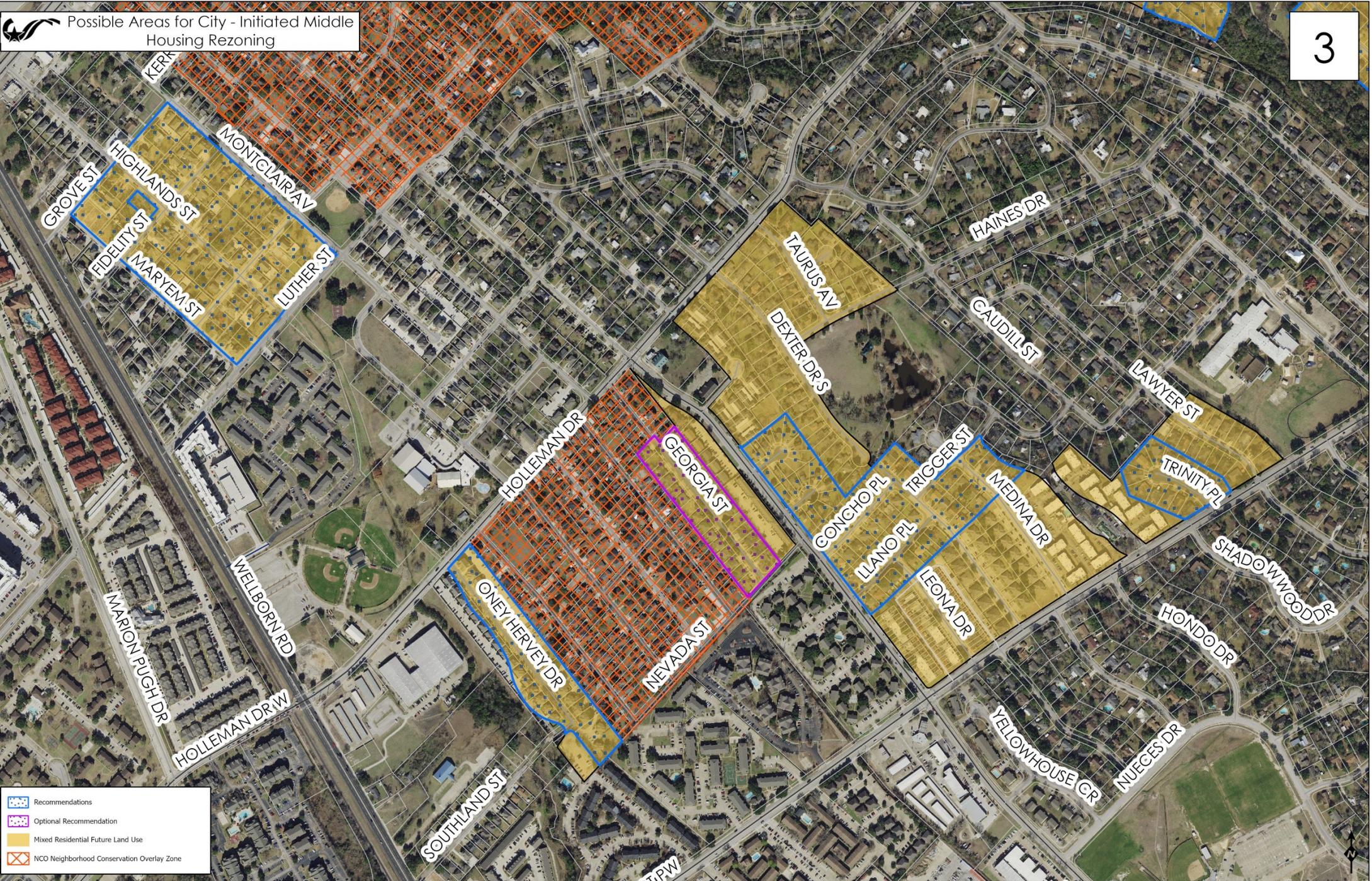
ANY AREAS OF CONCERN?



 Recommendations  
 Mixed Residential Future Land Use

# MAP 3

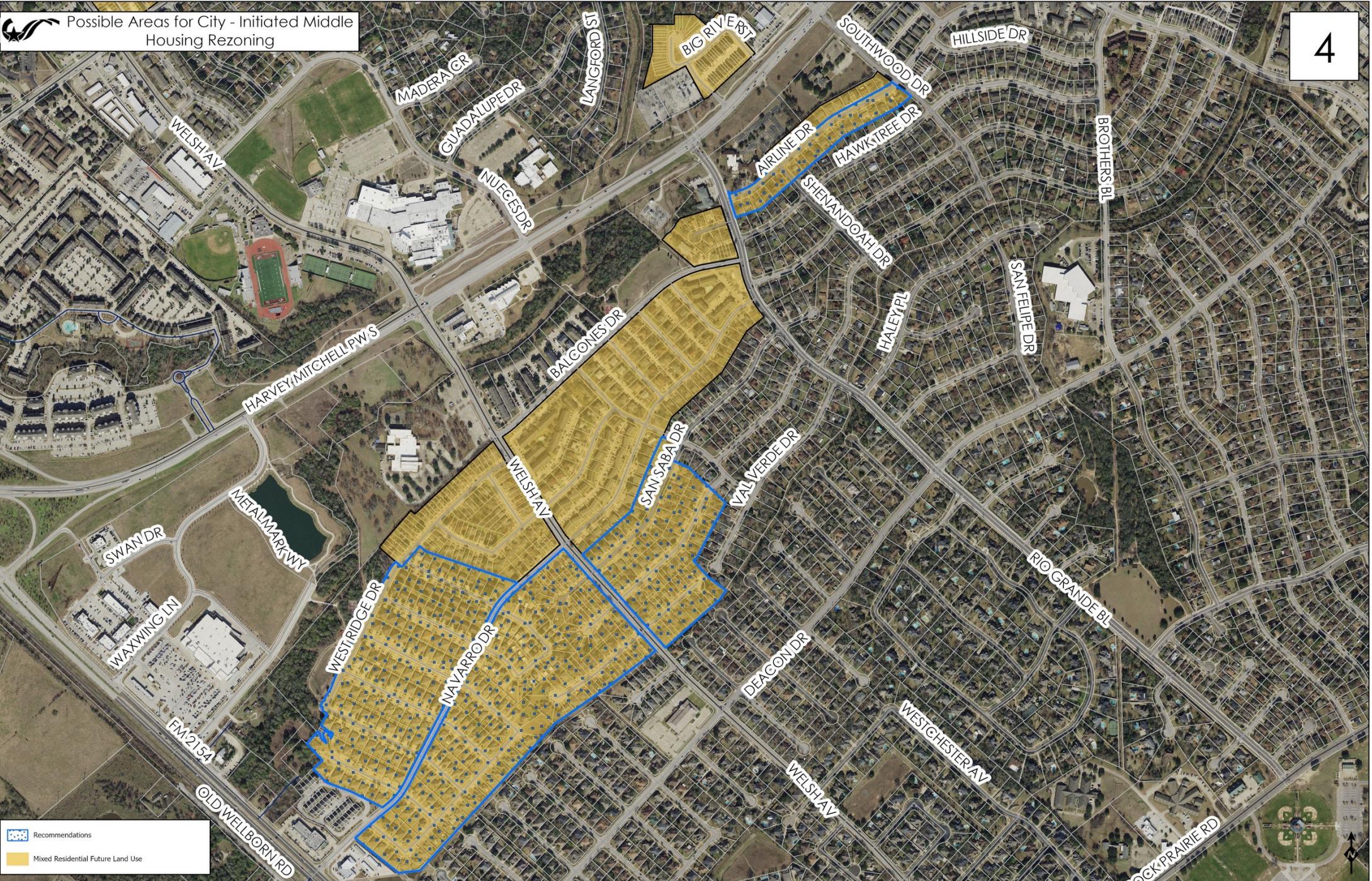
ANY AREAS OF CONCERN?



Recommendations  
 Optional Recommendation  
 Mixed Residential Future Land Use  
 NCO Neighborhood Conservation Overlay Zone

# MAP 4

ANY AREAS OF CONCERN?



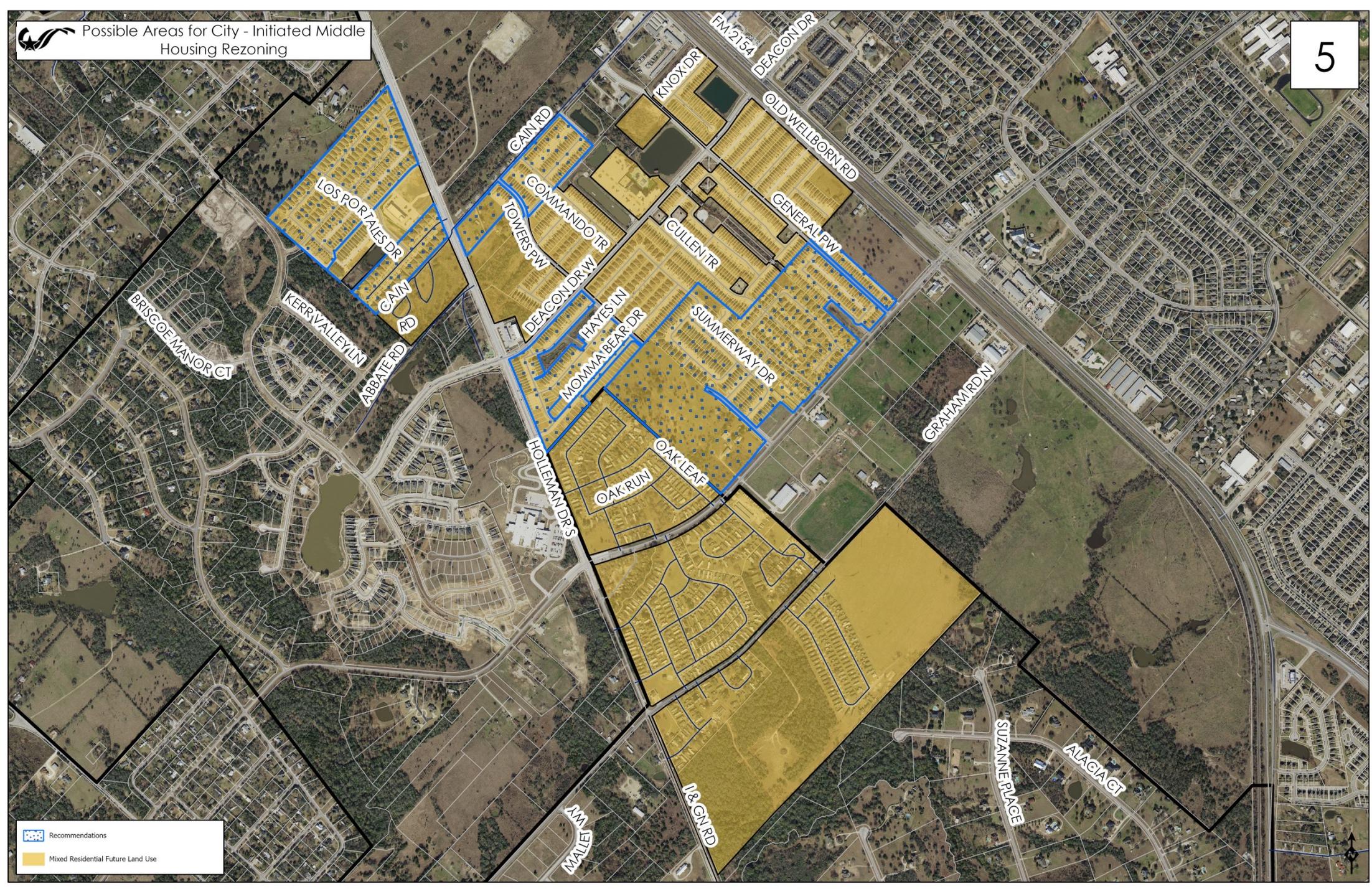
- Recommendations
- Mixed Residential Future Land Use



# MAP 5

ANY AREAS OF CONCERN?

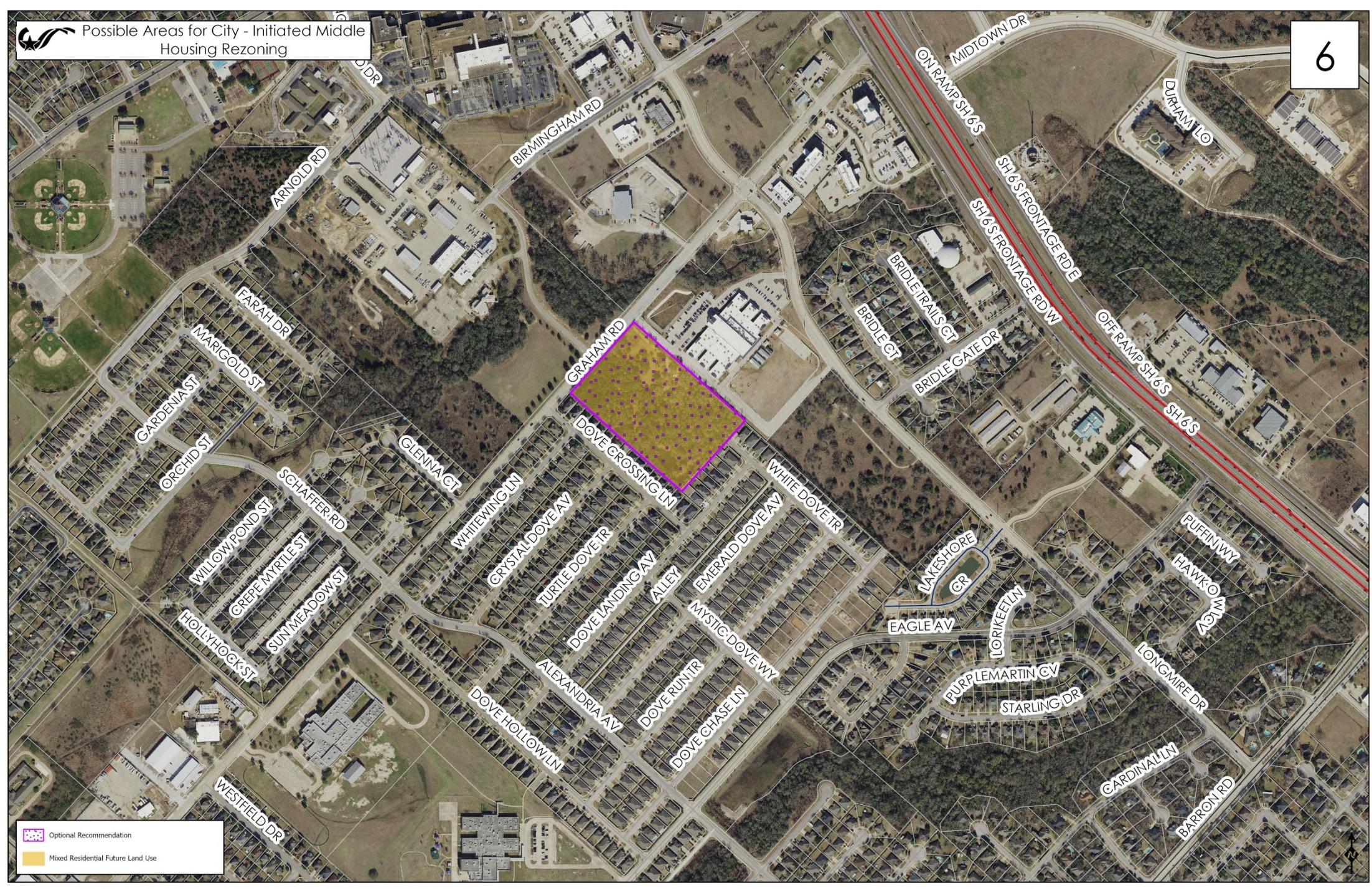
 Recommendations  
 Mixed Residential Future Land Use



# MAP 6

ANY AREAS OF CONCERN?

 Optional Recommendation  
 Mixed Residential Future Land Use





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# NEXT STEPS

- Following direction to move forward:
  - Staff analysis of infrastructure capacity
  - Public engagement opportunities to discuss with property owners and surrounding neighbors
  - Formal rezoning process and Public Hearings with Planning & Zoning Commission and City Council